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RCFE Specialty Tool: *Physical Plant and Environmental Safety*

The RCFE Specialty Tool for the ***Physical Plant and Environmental Safety Domain*** provides state licensing requirements in statute & regulations that are related to physical plant and environmental safety.

This Specialty Tool is intended to be used during a Comprehensive Visit in situations where non-compliance with physical plant and environmental safety requirements has been identified. This tool can be used by licensees to gauge compliance with requirements.

Requirement	Citation
Authority to Inspect	
H&S §1569.32 Any duly authorized officer, employee, or agent of the department may, upon presentation of proper identification, enter and inspect any place providing personal care, supervision, and services at any time, with or without advance notice, to secure compliance with, or to prevent a violation of, this chapter.	H&S §1569.32
T-22, §87755(c) The licensing agency shall have the authority to inspect, audit, and copy resident or facility records upon demand during normal business hours. Records may be removed if necessary for copying. Removal of records shall be subject to the requirements in Sections 87412(f), 87506(d), and 87508(b).	T-22, §87755(c)
Post License	
T-22, §87113 The license shall be posted in a prominent location in the licensed facility accessible to public view.	T-22, §87113
Carbon Monoxide Detectors	
H&S §1569.311 Every residential care facility for the elderly shall have one or more carbon monoxide detectors in the facility that meet the standards established in Chapter 8 (commencing with Section 13260) of Part 2 of Division 12. The department shall account for the presence of these detectors during inspections.	H&S §1569.311
Maintenance and Operations	
T-22, §87303(a) The facility shall be clean, safe, sanitary and in good repair at all times. Maintenance shall include provision of maintenance services and procedures for the safety and well-being of residents, employees and visitors. (1) Floor surfaces in bath, laundry and kitchen areas shall be maintained in a clean, sanitary, and odorless condition.	T-22, §87303(a)(1)
T-22, §87303(b) A comfortable temperature for residents shall be maintained at all areas. (1) The facility shall heat rooms that residents occupy to a minimum of 68 degrees F, (20 degree C). (2) The facility shall cool rooms to a comfortable range, between 78 degrees F (26 degrees C) and 85 degrees F (30 degrees C), or in areas of extreme heat to 30 degrees F less than the outside temperature. (3) Nothing in this section shall prohibit residents from adjusting individual thermostatic controls.	T-22, §87303(b)(1)-(3)
T-22, §87303(c) All window screens shall be clean and maintained in good repair.	T-22, §87303(c)
T-22, §87303(d) There shall be lamps or light appropriate for the use of each room and sufficient to ensure the comfort and safety of all persons in the facility.	T-22, §87303(d)
T-22, §87303(e) Water supplies and plumbing fixtures shall be maintained as follows: (1) All community care facilities where water for human consumption is from a private source shall:	T-22, §87303(e)(1)-(6)

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<p>(A) As a condition of initial licensure, provide evidence of an on-site inspection of the source of the water and a bacteriological analysis by a local or state health department or other qualified public or private laboratory which establishes the safety of the water.</p> <p>(B) Following licensure, provide a bacteriological analysis of the private water supply as frequently as is necessary to assure the safety of the residents, but no less frequently than the time intervals shown in the table below. However, facilities licensed for six or fewer residents shall be required to have a bacteriological analysis subsequent to initial licensure only if evidence supports the need for such an analysis to protect residents.</p> <table border="0"> <tr> <td>Licensed Capacity</td><td>Analysis Required</td></tr> <tr> <td>Under 6</td><td>Initial Licensing</td></tr> <tr> <td>7 through 15</td><td>Initial Licensing</td></tr> <tr> <td>16 through 24</td><td>Initial Licensing</td></tr> <tr> <td>25 or more</td><td>Refer to the County Health Department for compliance with the California Safe Drinking Water Act, Health and Safety Code, Division 5, Part 1, Chapter 7, Water and Water Systems.</td></tr> </table> <p>(2) Faucets used by residents for personal care such as shaving and grooming shall deliver hot water. Hot water temperature controls shall be maintained to automatically regulate the temperature of hot water used by residents to attain a temperature of not less than 105 degree F (41 degrees C) and not more than 120 degree F (49 degrees C).</p> <p>(3) Taps delivering water at 125 degree F (52 degrees C) or above shall be prominently identified by warning signs.</p> <p>(4) Grab bars shall be maintained for each toilet, bathtub and shower used by residents.</p> <p>(5) Non-skid mats or strips shall be used in all bathtubs and showers.</p> <p>(6) Toilet, handwashing and bathing facilities shall be maintained in operating condition. Additional equipment shall be provided in facilities accommodating physically handicapped and/or nonambulatory residents, based on the residents' needs.</p>	Licensed Capacity	Analysis Required	Under 6	Initial Licensing	7 through 15	Initial Licensing	16 through 24	Initial Licensing	25 or more	Refer to the County Health Department for compliance with the California Safe Drinking Water Act, Health and Safety Code, Division 5, Part 1, Chapter 7, Water and Water Systems.	
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<p>T-22, §87303(f) Solid waste shall be stored and disposed of as follows:</p> <p>(1) Solid waste shall be stored, located and disposed of in a manner that will not permit the transmission of a communicable disease or of odors, create a nuisance, provide a breeding place or food source for insects or rodents.</p> <p>(2) Syringes and needles are disposed of in accordance with the California Code of Regulations, Title 8, Section 5193 concerning bloodborne pathogens.</p> <p>(3) All containers, except movable bins, used for storage of solid wastes shall have tight-fitting covers on the containers; shall be in good repair; shall have external handles; and shall be leakproof and rodent-proof.</p> <p>(4) Movable bins when used for storing or transporting solid wastes from the premises shall have tight-fitting covers on the containers; shall be in good repair; and shall be rodent-proof unless stored in a room or screened enclosure.</p> <p>(5) Solid waste containers, including movable bins, receiving putrescible waste shall be emptied at least once per week or more often if necessary. Such containers shall be maintained in a clean and sanitary condition.</p> <p>(6) Each movable bin shall provide for suitable access and a drainage device to allow complete cleaning at the storage area.</p>	<p>T-22, §87303(f)(1)-(6)</p>										

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<p>T-22, §87303(g) Facilities which have machines and do their own laundry shall:</p> <p>(1) Have adequate supplies available and equipment maintained in good repair. Space used to sort soiled linen shall be separate from the clean linen storage and handling area. Except for facilities licensed for fifteen (15) residents or less, the space used to do laundry shall not be part of an area used for storage of anything other than clean linens and/or other supplies normally associated with laundry activities. Steam, odors, lint and objectionable laundry noise shall not reach resident or employee areas.</p> <p>(2) Make at least one machine available for use by residents who are able and who desire to do their own personal laundry. This machine shall be maintained in good repair. Equipment in good repair shall be provided to residents who are capable and desire to iron their own clothes.</p>	<p>T-22, §87303(g)(1)-(2)</p>
<p>T-22, §87303(h) Emergency lighting shall be maintained. At a minimum this shall include flashlights, or other battery powered lighting, readily available in appropriate areas accessible to residents and staff. Open-flame lights shall not be used.</p>	<p>T-22, §87303(h)</p>
<p>T-22, §87303(i) Facilities shall have signal systems which shall meet the following criteria:</p> <p>(1) All facilities licensed for 16 or more and all residential facilities having separate floors or buildings shall have a signal system which shall:</p> <p>(A) Operate from each resident's living unit.</p> <p>(B) Transmit a visual and/or auditory signal to a central staffed location or produce an auditory signal at the living unit loud enough to summon staff.</p> <p>(C) Identify the specific resident living unit.</p> <p>(2) Facilities having more than one wing, floor or building shall be permitted to have a separate system in each, provided each meets the above criteria.</p>	<p>T-22, §87303(i)(1)-(2)</p>
<p>Alterations to Existing Buildings or New Facilities</p>	
<p>T-22, §87305(a) Prior to construction or alterations, all facilities shall obtain a building permit.</p>	<p>T-22, §87305(a)</p>
<p>T-22, §87305(b) The licensing agency may require the facility to acquire a local building inspection where the agency determines that a suspected hazard to health and safety exists.</p>	<p>T-22, §87305(b)</p>
<p>Personal Accommodations and Services</p>	
<p>T-22, §87204(a) A licensee shall not operate a facility beyond the conditions and limitations specified on the license, including specification of the maximum number of persons who may receive services at any one time. An exception may be made in the case of catastrophic emergency when the licensing agency may make temporary exceptions to the approved capacity.</p>	<p>T-22, §87204(a)</p>
<p>T-22, §87204(b) Resident rooms approved for 24-hour care of ambulatory residents only shall not accommodate nonambulatory residents. Residents whose condition becomes nonambulatory shall not remain in rooms restricted to ambulatory residents.</p>	<p>T-22, §87204(b)</p>
<p>T-22, §87307(a) Living accommodations and grounds shall be related to the facility's function. The facility shall be large enough to provide comfortable living accommodations and privacy for the residents, staff, and others who may reside in the facility. The following provisions shall apply:</p> <p>(1) There shall be common rooms such as living rooms, dining rooms, dens or other recreation/activity rooms. They shall be of sufficient space and/or separation to promote and facilitate the program of activities and to prevent such activities from interfering with other functions.</p> <p>(2) Resident bedrooms shall be provided which meet, at a minimum, the following requirements:</p>	<p>T-22, §87307(a)(1)-(3)</p>

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<p>(A) Bedrooms shall be large enough to allow for easy passage between and comfortable usage of beds and other required items of furniture specified below, and any resident assistive devices such as wheelchairs or walkers.</p> <p>(B) No room commonly used for other purposes shall be used as a sleeping room for any resident. This includes any hall, stairway, unfinished attic, garage, storage area, shed or similar detached building.</p> <p>(C) No bedroom of a resident shall be used as a passageway to another room, bath or toilet.</p> <p>(D) Not more than two residents shall sleep in a bedroom.</p> <p>(3) Equipment and supplies necessary for personal care and maintenance of adequate hygiene practice shall be readily available to each resident. The resident may provide the following items; however, if the resident is unable or chooses not to provide them, the licensee shall assure provision of:</p> <p>(A) A bed for each resident, except that married couples may be provided with one appropriate sized bed. Each bed shall be equipped with good springs, a clean and comfortable mattress, available pillow(s) and lightweight warm bedding. Fillings and covers for mattresses and pillows shall be flame retardant. Rubber sheeting shall be provided when necessary.</p> <p>(B) Bedroom furniture, which shall include, for each resident, a chair, night stand, a lamp, or lights sufficient for reading, and a chest of drawers.</p> <p>(C) Clean linen, including blankets, bedspreads, top bed sheets, bottom bed sheets, pillow cases, mattress pads, bath towels, hand towels and wash cloths. The quantity shall be sufficient to permit changing at least once per week or more often when indicated to ensure that clean linen is in use by residents at all times. The linen shall be in good repair. The use of common wash cloths and towels shall be prohibited.</p> <p>(D) Hygiene items of general use such as soap and toilet paper.</p> <p>(E) Portable or permanent closets and drawer space in the bedrooms for clothing and personal belongings. A minimum of eight (8) cubic feet (.743 cubic meters) of drawer space per resident shall be provided.</p> <p>(F) Basic laundry service (washing, drying, and ironing of personal clothing).</p>	
<p>T-22, §87307(b) Toilets and bathrooms shall be conveniently located. The licensed capacity shall be established based on Section 87158, Capacity, and the following:</p> <p>(1) At least one toilet and washbasin for each six (6) persons, which include residents, family and personnel.</p> <p>(2) At least one bathtub or shower for each ten (10) persons, which includes residents, family and live-in personnel.</p>	<p>T-22, §87307(b)(1)-(2)</p>
<p>T-22, §87307(c) Individual privacy shall be provided in all toilet, bath and shower areas.</p>	<p>T-22, §87307(c)</p>
<p>T-22, §87307(d) The following space and safety provisions shall apply to all facilities:</p> <p>(1) Sufficient room shall be available to accommodate persons served in comfort and safety.</p> <p>(2) The premises shall be maintained in a state of good repair and shall provide a safe and healthful environment.</p> <p>(3) All persons shall be protected against hazards within the facility through provision of the following:</p> <p>(A) Protective devices such as nonslip material on rugs.</p> <p>(B) Information and instruction regarding life protection and other appropriate subjects.</p> <p>(4) Stairways, inclines, ramps and open porches and areas of potential hazard to residents with poor balance or eyesight shall be made inaccessible to residents unless equipped with sturdy hand railings and unless well-lighted.</p> <p>(5) Night lights shall be maintained in hallways and passages to nonprivate bathrooms.</p>	<p>T-22, §87307(d)(1)-(7)</p>

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<p>(6) All outdoor and indoor passageways and stairways shall be kept free of obstruction.</p> <p>(7) Fireplaces and open-faced heaters shall be adequately screened.</p>	
T-22, §87307(e) Facilities providing services to residents who have physical or mental disabilities shall assure the inaccessibility of fishponds, wading pools, hot tubs, swimming pools or similar bodies of water, when not in active use by residents, through fencing, covering or other means.	T-22, §87307(e)
Resident and Support Services	
T-22, §87308(b) Administrative offices or area shall be maintained in facilities having a capacity of sixteen (16) persons or more, which includes space for business, administration and admission activities, a reception area and restroom facilities which may be used by visitors. Appropriate equipment shall be available, including a telephone. A private office shall be maintained for the administrator or other professional staff as appropriate.	T-22, §87308(b)
T-22, §87308(c) General storage space shall be maintained for equipment and supplies as necessary to ensure that space used to meet other requirements of these regulations is not also used for storage.	T-22, §87308(c)
Security Window Bars	
H&S §1569.6991. On and after January 1, 1999, no security window bars may be installed or maintained on any residential care facility for the elderly unless the security window bars meet current state and local requirements, as applicable, for security window bars and safety release devices.	H&S §1569.6991
<p>T-22, §87468(a) Each resident shall have personal rights which include, but are not limited to, the following:</p> <p>(6) To leave or depart the facility at any time and to not be locked into any room, building, or on facility premises by day or night. This does not prohibit the establishment of house rules, such as the locking of doors at night, for the protection of residents; nor does it prohibit, with permission of the licensing agency, the barring of windows against intruders.</p>	T-22, §87468(a)(6)
Storage Space	
<p>T-22, §87309(a) Disinfectants, cleaning solutions, poisons, firearms and other items which could pose a danger if readily available to clients shall be stored where inaccessible to clients.</p> <p>(1) Storage areas for poisons, and firearms and other dangerous weapons shall be locked.</p> <p>(2) In lieu of locked storage of firearms, the licensee may use trigger locks or remove the firing pin.</p> <p>(A) Firing pins shall be stored and locked separately from firearms.</p> <p>(3) Ammunition shall be stored and locked separately from firearms.</p>	T-22, §87309(a)(1)-(3)
T-22, §87309(b) Medicines shall be stored as specified in Section 87465(c) and separately from other items specified in (a) above.	T-22, §87309(b)
T-22, §87309(c) The items specified in (a) above shall not be stored in food storage areas or in storage areas used by or for clients.	T-22, §87309(c)
Telephone	
T-22, §87311 All facilities shall have telephone service on the premises. Facilities with a capacity of sixteen (16) or more persons shall be listed in the telephone directory under the name of the facility.	T-22, §87311
Motor Vehicles Used in Transporting Residents	

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T-22, §87312 Only drivers licensed for the type of vehicle operated shall be permitted to transport residents. The rated seating capacity of the vehicles shall not be exceeded. Any vehicle used by the facility to transport residents shall be maintained in a safe operating condition.
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T-22, §87312
